

PART B - STRUCTURAL:

- All structural foundations, floors, walls, stairs columns, steel columns and beams, awnings, beams and roofs are to be from structural engineers details and specifications.

PART D - PUBLIC SAFETY:

- No balustrade or wall provided as protection at a change in level shall have any opening that permits the passage of a 100 mm diameter ball

PART F - SITE OPERATIONS:

- Sanitary facilities shall be so sited as not to be offensive, at all times be maintained in a clean and hygienic condition, and unless they are of a permanent nature, be removed immediately once such building work has been completed.
- Sanitary facilities shall be provided at the rate of not less than one sanitary facility for every thirty (or part of that number) of the personnel concerned.
- All stormwater disposal arrangements during construction shall comply with the requirements of SANS 10400-R.

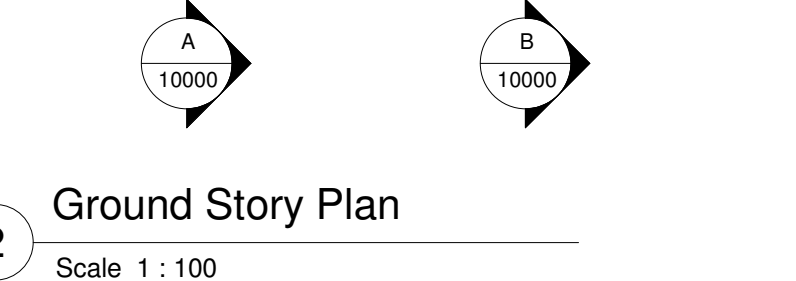
SANS 10400 PART K WALLS:

Wall Ties & Brickforce

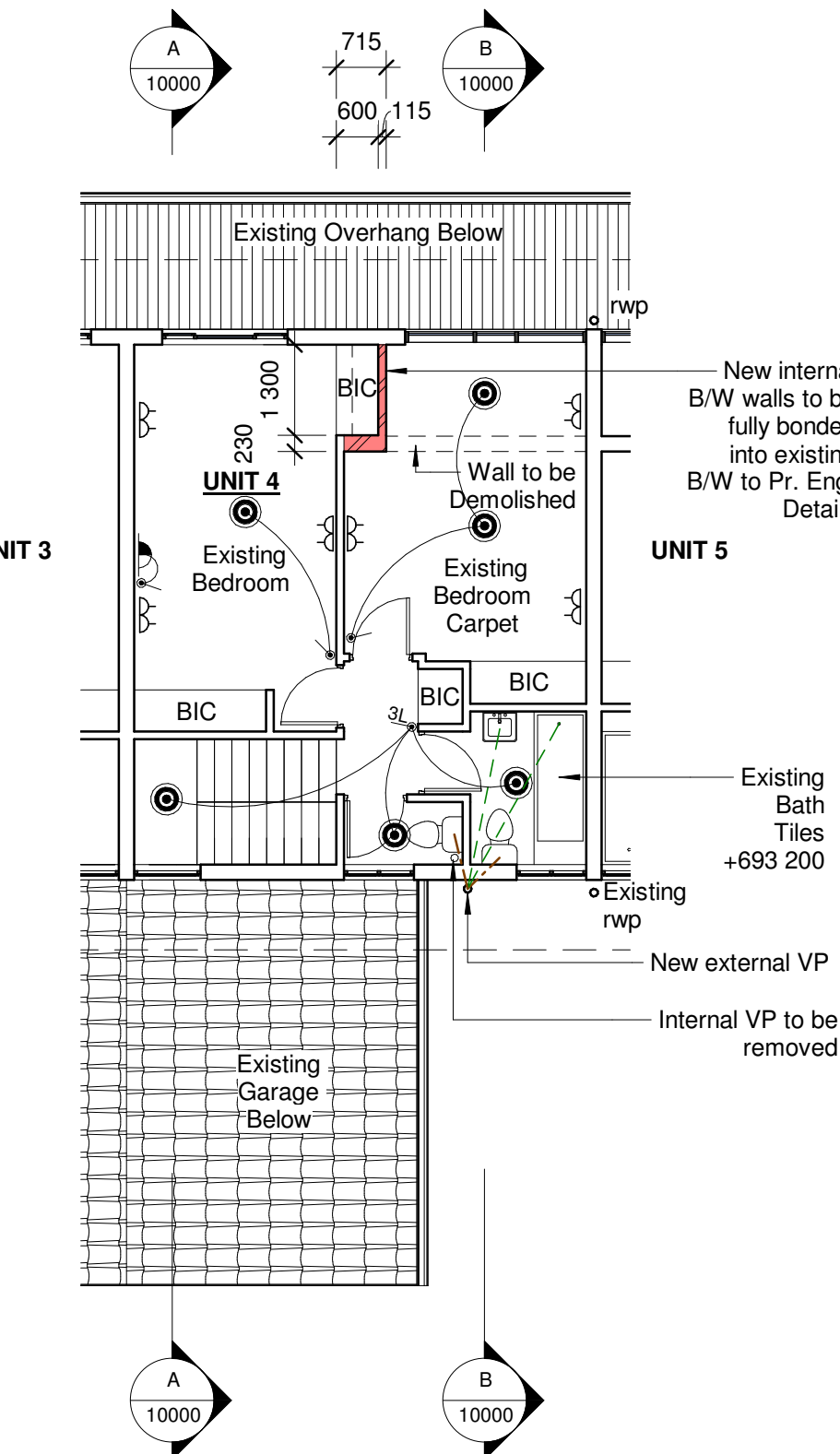
- Metal wall ties in cavity walls shall have a minimum thickness of galvanizing of 750 g/m² and be installed in every second course.
 - Brickwork and rod connections to be located in every fourth course (discontinuous at joints).
 - **NOTE: All 220 and 230 thick walls shall be collar jointed unless otherwise specified.**
- Lintels**
- All openings above all doors, windows and clear openings shall have lintels (concrete, brickwork or otherwise) designed and specified by Professional Engineer.
 - Professional Engineers details for all lintels to include depths, size of openings that can be accommodated, reinforcement, plaster treatment, plaster finish, and any other necessary bearing, rebar cover, anchorage details and any other details as deemed necessary.

SANS 10400 PART P DRAINAGE:

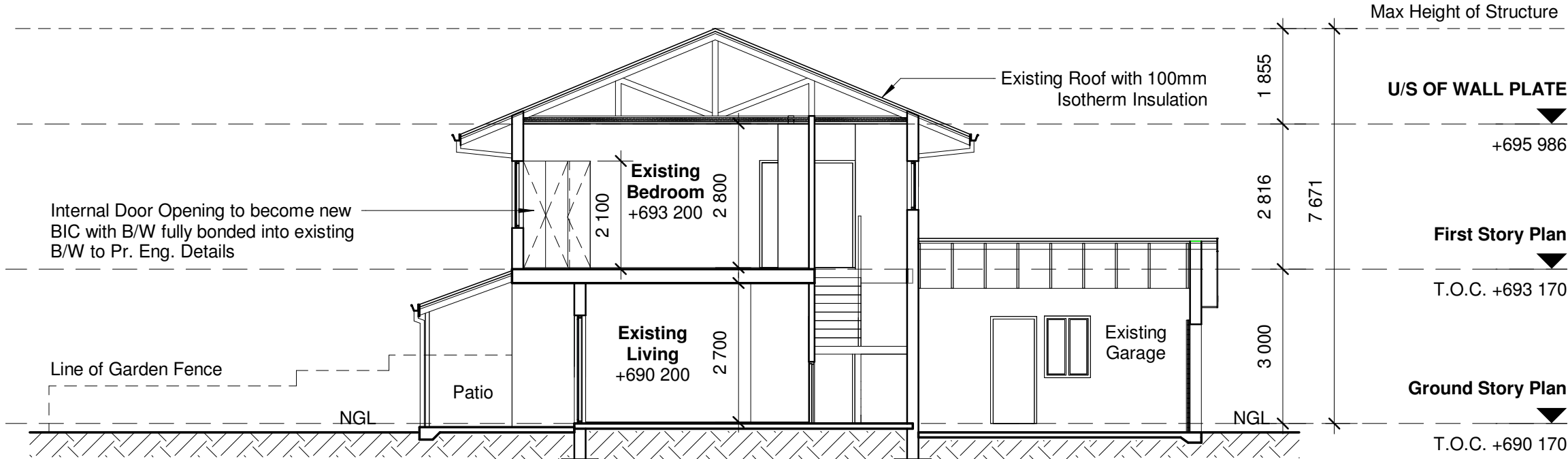
- Any sanitary fixture shall be made of impermeable, non-corrosive material, shall have a smooth and readily cleanable surface and shall be so constructed and fitted as to discharge through a trap into a soil pipe or waste pipe, as the case might be.
- The water supply outlet to any waste fixture shall be situated not less than 20 mm above the flood level rim of such fixture.
- Any clothes washing or dish-washing machine which is permanently connected to a drainage installation shall discharge through a trap into a waste pipe.
- Toilet pans shall be so designed and manufactured as to comply with the relevant performance requirements of SANS 497, or have a horizontal outlet spigot connected to a soil pipe by means of an adaptor which slopes downwards towards the soil pipe at a gradient of not less than 1:40.
- The radius of the centre line of the bend at the foot of the discharge stack shall not be less than 300 mm.
- The waste fixture trap shall be either a P-trap that has a water seal of not less than 75 mm in depth, or shall be a resealing trap of the P-trap type.
- The inlet of a branch discharge pipe or a fixture discharge pipe joining a discharge stack of equal diameter, shall be swept in the direction of flow with a radius of not less than 50 mm, or shall be at an angle of 45°.
- The internal diameter of a discharge pipe shall not be less than the internal diameter of any pipe or outlet of the sanitary fixture which discharges into it, provided that where the internal diameter of any horizontal pipe in an offset is more than that of the discharge stack which discharges into it, the internal diameter of the stack downstream of the offset may be less than that of the horizontal pipe. The internal diameter of a soil pipe, other than a soil pipe from a urinal, shall not be less than 100 mm. The internal diameter of any waste pipe shall be not less than 32 mm if it serves a washbasin, bidet or drinking fountain, and not less than 40 mm if such pipe serves any other waste fixture. The internal diameter of a waste pipe shall not be less than 40 mm all in accordance with SANS 10400 P 4.14.1.



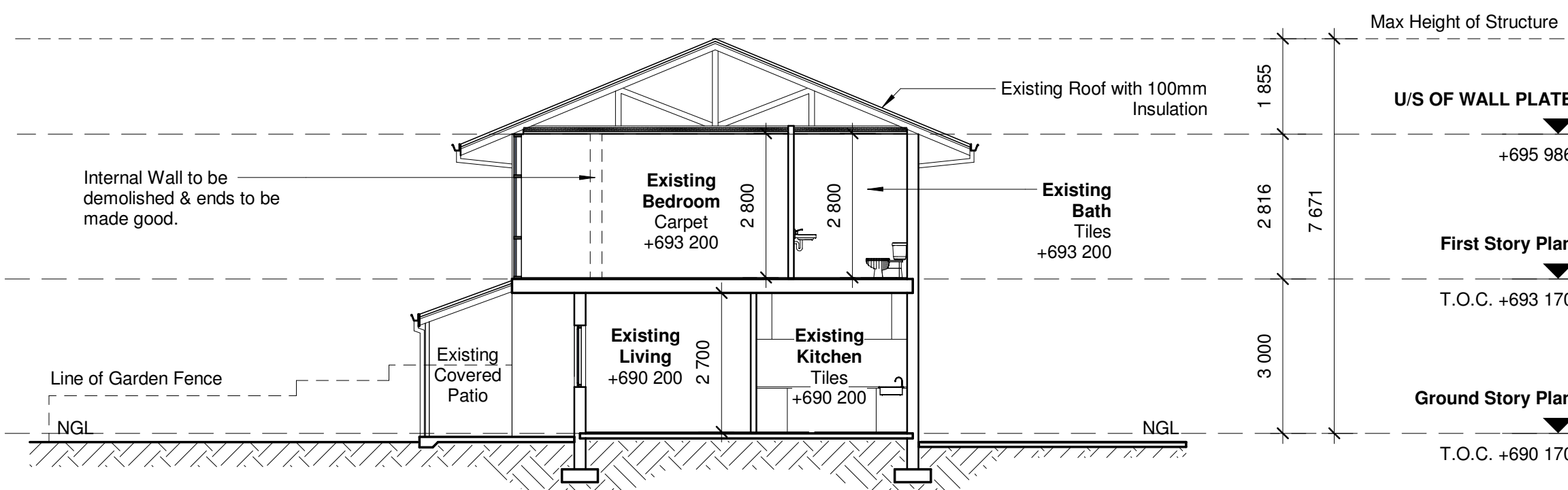
Ground Story Plan



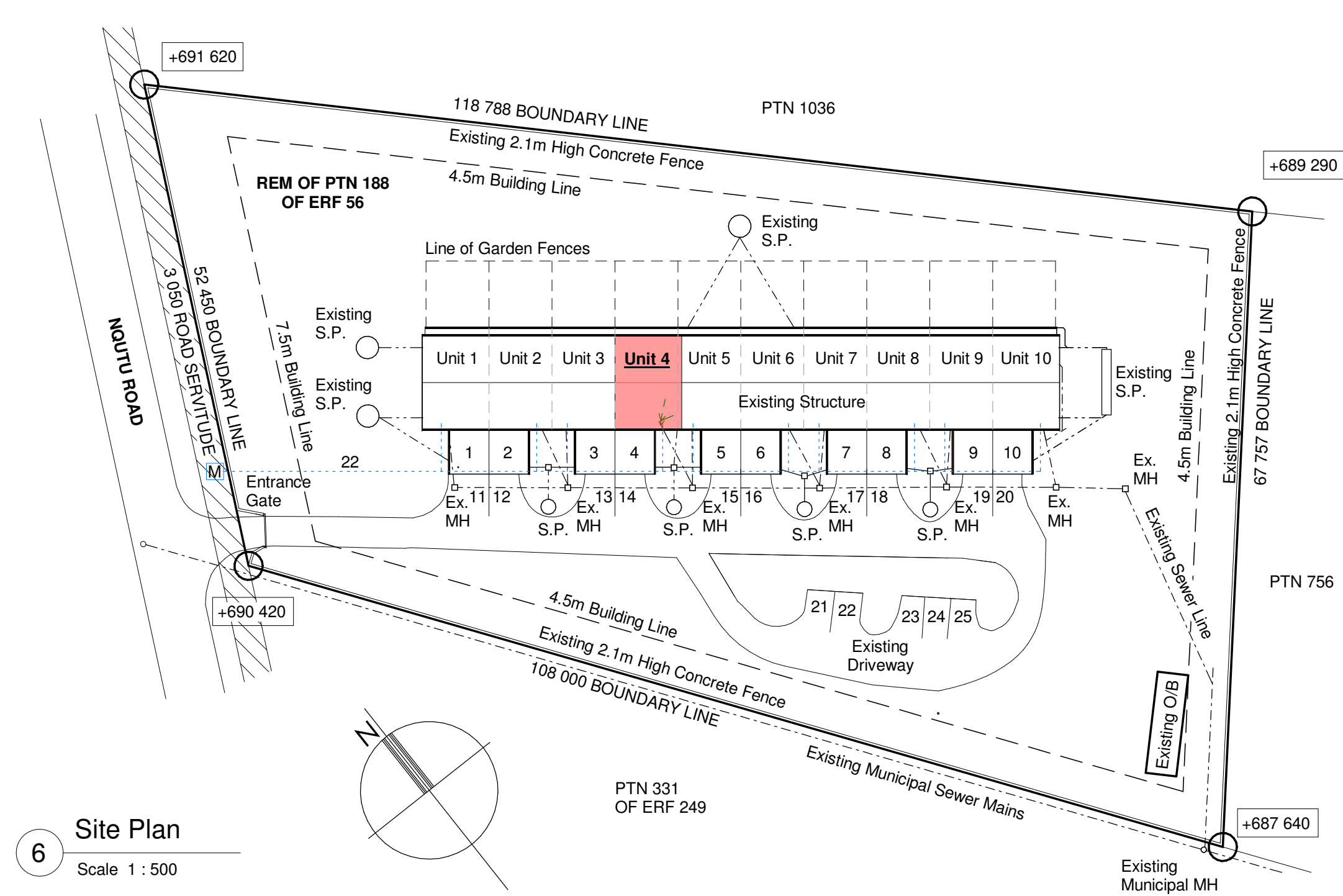
First Story Plan



Section A - A



Section B - B



Site Plan

IMPORTANT NOTES:

1. Drawings are to be read in conjunction with the other consultant's drawings. Any discrepancies must be reported to the author immediately prior to commencement of any work.
2. Any plans removed from the offices of Tasik without the author's consent will be deemed unchecked and therefore invalid.
3. Tasik will not be responsible for work carried out without the author's consent.
4. Drawings are not to be scaled. Only dimensions on drawings to be followed.
5. No part of this design or drawing may be copied, distributed or implemented in part, or in whole, in any structure or to any party without notification and written approval being issued by Tasik Architects.












REVISIONS		
NO.	DATE:	COMMENTS:
0	14.07.22	Issued for Information
1	22.07.22	Issued for Approval

SANS 10087-1: GAS INSTALLATIONS NOTES & ENDORSEMENTS:

- The installation of any Gas Cylinder, complete with all associated equipment and appliances and any subsequent repair or modifications to the installation, shall be carried out by a registered installer qualified to the appropriate grade in terms of SANS 10087-1: 5.2.1.1
- Wall sockets or stove isolation switches shall not be above nor less than 200mm away from the Gas Hob
- Fixed Gas appliances shall be installed by a registered installer and in accordance with Section 6 (Installation of Appliances) of SANS 10087-1
- Ventilation to be in terms of 6.3 of SANS 10087-1
- All inspections, testing and instructions to users to be in terms of Section 8 of SANS 10087-1
- All Pipes, Fittings and other components to comply with Part 7 of SANS 10087-1
- Gas Cylinders located indoors are to be no more than 19kg per house
- No Gas Cylinder is to be fixed inside any Garage
- Cylinders are never to be located below ground level ie in cellars or basements
- Cylinders shall be located at least 300mm away from a Gas Stove unless the Cylinders is protected from the heat of the stove in an appropriate manner
- Where a gas container needs to be placed inside a cupboard, the cupboard door shall have ventilation available, for example a lattice door or ventilation slots in terms of Part 5.2.2.7. The back of the cupboard shall preferably be ventilated to the outside atmosphere no electrical connections or plug points shall be allowed in the same section as the gas cylinder and the cupboard shall be sealed to ensure that no gas can leak from one section of the cupboard to another section.

NOTES:

- ALL LIGHTING NUMBERS TO BE CHECKED AND ANY DISCREAPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO INSTALLATION.
- WATTAGE AND BULB NUMBERS TO BE LESS THAN OR EQUAL TO DESCRIPTIONS TO COMPLY WITH SANS ENERGY EFFICIENCY CALCULATIONS

LEGEND		
SYMBOL	TOT QTY	DESCRIPTION
	•	5W ENERGY SAVING CFL CEILING MOUNTED DOWNLIGHTER BY EUROLUX OR EQUALLY APPROVED
	1	1245 x 150 x 50 PLASTIC PVC CEILING LIGHT WITH 1 X 28W FLOURESCENT TUBES COLOUR: WHITE, CODE C100 BY EUROLUX OR EQUALLY APPROVED
	10	9W EUROLUX ENERGY SAVING CFL IN SUSPENDED PENDANT LIGHT TO OWNERS SPECIFICATIONS
	4	DIE CAST ALUMINIUM WALL LIGHT WITH 1 X 18W BULB
	6	1 WAY LIGHT SWITCH
	1	2 LEVER LIGHT SWITCH
	1	3 LEVER LIGHT SWITCH
	10	DUAL SOCKET OUTLET @ 300mm AFFL
	1	DUAL SOCKET OUTLET @ 1100mm AFFL
	1	SINGLE SOCKET STOVE OUTLET @ 1100mm AFFL
	1	DB BOARD

SANS 10400 XA / 204 COMPLIANCE:

BUILDING ORIENTATION:	Quadrant: North East
MAX ENERGY DEMAND:	Required: 5w/m² / Achieved: 1.7w/m²
MAX ENERGY CONSUMPTION:	Required: 5kWh/m² / Achieved: 1.7kWh/m²
EXTERNAL WALLS:	Double Brick Masonry = CR Value: 60
FENESTRATION:	14.1%
ROOF ASSEMBLIES:	R-Value Required: 2.7 Down
	R-Value Achieved: 2.73 (0.4 Roof+2.33 (100mm Insulation)

TASIK
architects

39 Uplands Drive, Kloof 365
Durban, South Africa
P: 071 501 012
E: craig@tasik.co.za
W: www.tasik.co.za

Practice Number: PT481
Practice Type: Consulting Architect
Principal: Craig Cullen, PrArch 2205
Company Reg.: 2017 / 283531 / 0

ARCHITECT: CRAIG CULLEN	PR. REG: Pr.Arch. 22054	SIGNED: 
CLIENT: ROBYN VISAGIE	CONTACT: 083 581 4761	SIGNED: 

GENERAL ENDORSEMENTS:

- No person shall perform the trade of plumbing as contemplated in Government Notice No. R. 1875 of 31 August 1979 unless he is a trained plumber or works under the adequate control of a trained plumber or approved competent person.

SITE INFORMATION			
Occupancy Class: Domestic Residence		H3	
Site Area		6508m ²	
Parking Provided:		25 Bays	
F.A.R		COVERAGE	
Permitted:	0.35 (2278m ²)	Permitted:	35% (2278m ²)
Existing: GF	450m ²	Existing: Units	653m ²
Existing: FF	479m ²	Existing: Garages	174m ²
Existing: O/B	36m ²	Existing: O/B	36m ²
Proposed:	0m ²	Proposed:	0m ²
TOTAL:	965m²	TOTAL:	863m²

PROJECT: **INTERNAL ALTERATIONS TO
EXISTING UNIT 4 -
MAYFIELD COMPLEX**

ADDRESS:
8 NQUTU ROAD, HILLCREST, 3650
REM OF PTN 188 OF ERF 56

DRAWING TITLE:

PLANS, SECTIONS, ELEVATIONS

DRAWING NO:				
10000				
REV:	DATE:	DRAWN:	CHECKED:	SCALE:
1	14.07.2022	CC	CC	As Show